



\$ 19

**2300 VIA CAPORATTI DR
POCATELLO ID 83201**

<https://pocatelloarearealestate.com>

2300 Via Caporatti Dr Pocatello ID 83201

- Lease
- COMMERCIAL/INDUSTRIAL
- ACTIVE
- 4791 sq ft





BASIC FACTS

MLS #: 575148

Status: ACTIVE

Area: 4791 sq ft

Year built: 2008

PROPERTY DETAILS

Type: Lease

Sale/Rent: For Rent

Lot Dimensions: 166x139

Lot Acreage: 0.57

PRIOR USE: Office,Service Business

CURRENT USE: Office,Service Business

Off-Street Park Spaces: 10

of Buildings: 1

of Stories: 2

of Offices: 6

of Restrooms: 4

Monthly Rent: 7585

Rent per SQFT per Year: 19

LOCATION & SCHOOLS

County: Bannock

LOCATION: High Visibility,Highway Access,High Traffic

Area Desc: University Area

ZONING-CITY: Commercial General

ZONING-COUNTY: Com General



CONSTRUCTION

CONSTRUCTION: Brick

PRIMARY ROOF: Membrane

Above Grade SQFT: 4791

Effective Age: 16

FOUNDATION: Concrete

CONSTRUCTION STATUS: Existing

Separate Utilities (Y/N): No

INSIDE FEATURES

DOMESTIC WATER: City/Public
Water

A/C Type: Central

EXTRAS: Fire Suppression, Security
System

Primary Heat Type: Forced Air

ELECTRICITY PROVIDED BY:
Idaho Power

ELECTRIC TYPE: Breaker

Primary Heat Source: Gas

Overhead Doors (Y/N): No

OUTSIDE FEATURES

SEWER TYPE: City Sewer

LANDSCAPING: Sprinkler-Auto

EXTERIOR-FINISH:
Drivit/EIFS, Stucco

EXTERIOR-ACCENT:
Drivit/EIFS, Stucco

LEGAL INFORMATION

Taxes: \$ 19,710

Tax Year: 2023



TERMS: Lease

HOA Amount: 110

HOA Frequency: Monthly

HOA Dues (Y/N): Yes

Legal Description: LOT 1 BLOCK 1 **Buyer Exclusions (Y/N):** Yes

Parcel #: RPRPTCP000100

Dual/Variable Comm (Y/N): Yes

Foreclosure y/n: No

Agent Owned (Y/N): No

Short Sale y/n: No

